

# **Miramar Ranch North**

## **Public Facilities Financing Plan**

City of San Diego  
Engineering and Development Department

July 20, 1988  
Revised July 28, 1988  
Amended April 25, 1995

(R-89-369)

RESOLUTION NUMBER R- 271792

ADOPTED ON September 6, 1988

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE MIRAMAR RANCH NORTH PUBLIC  
FACILITIES FINANCING PLAN AND FACILITIES  
BENEFIT ASSESSMENT.

BE IT RESOLVED, by the Council of The City of San Diego, that  
the City Manager hereby approves that document entitled "Miramar  
Ranch North Public Facilities Financing Plan, July 28, 1988," a  
copy of which is on file in the office of the City Clerk as  
Document No. RR- 271792 .

APPROVED: John W. Witt, City Attorney

By



John K. Riess  
Deputy City Attorney

JKR:wk:600.2  
08/22/88  
Cr.Dept:E&D  
R-89-369  
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(R-95-1511)

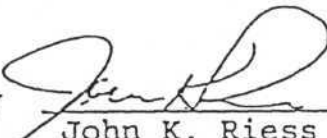
RESOLUTION NUMBER R- 285693

ADOPTED ON MAY 02 1995

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE MIRAMAR RANCH NORTH  
PUBLIC FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego,  
that the City Council hereby approves that document entitled  
"Miramar Ranch North Public Facilities Financing Plan, July 20,  
1988, Revised July 28, 1988, Amended April 25, 1995," a copy of  
which is on file in the office of the City Clerk as Document No.  
RR-285693

APPROVED: JOHN W. WITT, City Attorney

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# Table of Contents

I. Introduction . . . . .	1
A. Scope Of Report . . . . .	1
B. Authorities . . . . .	1
II. Public Facilities Financing Plan . . . . .	3
A. General Requirements . . . . .	3
B. Development Forecast And Analysis . . . . .	3
C. Annual Review . . . . .	5
D. Existing And Proposed Public Facilities And Services . . . . .	5
E. Future Public Facility Needs . . . . .	8
1. Mercy Interchange Improvements. . . . .	8
2. Major Streets. . . . .	11
3. Significant Collector Street . . . . .	11
4. Community Facilities. . . . .	11
F. Financing Strategy: General Considerations . . . . .	14
1. Developer Payment/ Subdivision . . . . .	14
2. Assessment or Special District Procedures . . . . .	15
G. Financial Strategy--Individual Project Alternatives . . . . .	16
H. Coordination With Curry Development Agreements . . . . .	16
Appendix A . . . . .	Facilities Projects: Summary And CIP Data Sheets 9-11 through 9-48
Appendix B . . . . .	Listing by Ownership And County Assessor Parcel Numbers

## Table of Tables

Table 1: Anticipated Building Permit Schedule . . . . .	4
Table 2: Capital Facility Projects . . . . .	.10
Table 3: Capital Facility Project Costs By Year of Need . . . . .	.13
Table 4: Capital Facility Project Costs By Funding Type . . . . .	.17
Table 5: Curry Participation . . . . .	.19

## Table of Exhibits

Exhibit 1: Anticipated Permits and Occupancy . . . . .	6
Exhibit 2: Facilities Map . . . . .	9

# I. Introduction

## A. Scope Of Report

This report is the overall financing plan for the Miramar Ranch North Community Plan area and sets forth the major public facilities which will be needed by the time the ultimate build-out of the community is expected.

## B. Authorities

The basis and authority for the preparation of the Miramar Ranch North Financing Plan are found in several documents which have been previously adopted by the City Council.

The "Progress Guide and General Plan for the City of San Diego", adopted by the City Council on February 26, 1979, sets forth the guidelines for the future development and planned growth. The Plan designates the Miramar Ranch North area as a "Planned Urbanizing Area" and suggests that needed community facilities be financed by special assessment district, impact fees, developer contributions and the City's General Fund. It also states that the prime responsibility for the provision of community facilities should be the developers'.

On August 11, 1980, the City Council adopted Council Policy 600-28 entitled "Requirements for the Development Approval in Planned Urbanizing Area". The Policy requires, in part, that a community facilities financing program shall be adopted by the City Council, setting forth the methods and sources of financing all needed improvements within a community.

While Resolution Number R253290, adopted on December 15, 1980, by the City Council, stated the intention to initiate proceedings for the designation of an Area of Benefit within the Miramar Ranch North area and directed the City Manager to make and file with the City Clerk a report, in

writing, pursuant to Section 61.2203 of the Municipal Code, which shall contain specific information concerning the application of a Facilities Benefit Assessment in the Miramar Ranch North area, it has been determined that the assessment proceeding is no longer necessary.

The Miramar Ranch North Community Plan, adopted by the City Council on May 21, 1987 by Resolution No. R-268372, is a set of proposals which serves as a guide for future public and private development within the Community through 2000.

### C. 1995 Amendment

In order to implement the Miramar Ranch North Cost Reimbursement District, this Financing Plan was amended on April 25, 1995, by City Council Resolution No. R-285693. The Amendment consisted exclusively of deleting references to funding from Curry development agreements for specific projects. The same funds would be used for public facilities consistent with the Cost Reimbursement District.